



Morgans

10 ARTHUR COURT
COWDENBEATH, KY4 8LN
OFFERS IN THE REGION OF £75,000

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Modern & stylish ground floor flat in quiet residential estate within cul-de-sac. The apartment would ideally suit couples, first time buyers or buy to let investors; offered in move in condition. The property comprises entrance vestibule, entrance hall with good storage, lounge/dining area with bay window, fitted kitchen, two bedrooms with mirrored wardrobes and modern bathroom with off mains shower. The property is double glazed with gas central heating & shared gardens with drying green & bin store. Private residents parking & ample visitors parking. Viewing is highly recommended. Early entry is available. EPC RATING C.

LOCATION

Cowdenbeath is located approximately five miles northeast of Dunfermline. The town boasts a good selection of shops, modern leisure centre, golf course and further recreational facilities. The primary and secondary schools are easily accessible. It has its own railway station connecting with both Dunfermline and Edinburgh. The town has easy access to the M90 and A92 motorway network, which makes commuting particularly easy.

MEASUREMENTS

LOUNGE/DINING 16'0 X 11'4

KITCHEN 9'0 X 7'3

BEDROOM 1 10'5 X 9'3

BEDROOM 2 12'0 X 10'0

BATHROOM 7'3 X 6'11

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances, fridge freezer and automatic washing machine.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

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TRAVEL DIRECTIONS

From Dunfermline town progress on the A907/ Appin Crescent passing through three roundabouts and take the 2nd exit onto the A92 heading for Kirkcaldy. Take the slip road signposted for Cowdenbeath and at the exit junction turn left onto Bridge Street A909 and then bear left onto Arthur Street and directly right onto Arthur Court where the property is situated in the cul-de-sac on the right as signposted.

MORGANS PROPERTY PACK

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01383 620222.

AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

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